

C. DALE JANNEY, ATTORNEY
45 Calvert Street
Annapolis, Maryland 21401

Substituted TRUSTEES SALE

**Of Valuable Fee-Simple Property
 with Improvements
 at 106 West Orndorff Drive
 Brunswick, Frederick County, Maryland**

Under and by virtue of the power of sale contained in a certain Deed of Trust from Joan L. Gerstner to Hugh F. Coyle and Thomas F. Ireton, Trustees, dated June 10, 1983, Liber 1207, Folio 446 and Substitution of Trustees dated August 16, 1984 and recorded among the Land Records of Frederick County at Liber 1251, Folio 127 substituting C. Dale Janney and L. Paul Hickin as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction at the Frederick County Courthouse on:

**FRIDAY, NOVEMBER 16, 1984
 AT 11:00 O'CLOCK A.M.**

in fee simple, the following described property and premises with the easements, rights of way and appurtenances thereunto belonging, situate and lying in the County of Frederick, State of Maryland, more particularly described as follows:

Lot numbered Sixty Three (63) in Block Numbered Nine (9) in a Subdivision known as "Blocks Three, Four, Nine and Ten, Brunswick Heights," as per plat thereof recorded in Plat Book 6 at Plat 127, being one of the Land Records for Frederick County, Maryland.

TOGETHER WITH any and all improvements and any and all rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining thereto.

The improvements thereon consist of a 2 story, end of group town house containing 7 rooms, 4 bedrooms, 1½ baths, CAC, baseboard electric heat.

The property will be sold in "As Is" condition subject to conditions, restrictions and agreements of record affecting the same, if any.

TERMS OF THE SALE: A deposit of \$5,100 payable in cash or by certified check or cashier's check will be required from purchaser at time of sale, with the balance payable at settlement in cash or by check acceptable to Substituted Trustees, settlement to be held within thirty days upon final ratification of the sale by the Circuit Court for Frederick County. Interest on the unpaid purchase money shall be at the rate of 11.2% per annum from date of sale to date of settlement. Taxes, water rent, and ground rent, if any, shall be adjusted to the date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**C. Dale Janney
 L. Paul Hickin
 Substituted Trustees**

Auctioneer:
Trout Auctioneers, Inc.
15 N. Court Street
Frederick, MD 21701
Telephone: (301) 663-1555

I (~~we~~) hereby acknowledge to have this 16th day of November, 1984, purchased at public sale from C. Dale Janney and L. Paul Hickin, Substituted Trustees, the real estate described as Lot #63 in Block #9 in a Subdivision known as Blocks 3, 4, 9 & 10, Brunswick Heights, with improvements thereon, mentioned and described in the annexed advertisement of sale at and for the sum of Forty five

Thousand and no/100

Dollars (\$45,000.00), and I (~~we~~)

hereby covenant to comply with the terms of said sale set forth in said advertisement and as announced by the auctioneer. I (~~we~~) acknowledge that I (~~we~~) have bid on said real estate based on my (~~our~~) inspection of said premises and not in reliance on any verbal or written representations made to me (~~us~~) by the Substituted Trustees or their Agent, including Trout Auctioneers, Inc.

WITNESS: (my/~~our~~) hand(s) and seal(s).

Community Development Admin. (SEAL)

by Marilyn J. Conning, agent (SEAL)

45 Calvert Street
 Address of Purchaser(s)
Annapolis MD 21401

(301) 269-3524
 Telephone Number of Purchaser(s)

I (~~we~~) hereby certify that I (~~we~~) have received this 16th day of November, 1984, from

WAIVED

the sum of _____ (\$ _____)

part of the purchase money for the above and foregoing real estate.

C. Dale Janney
 Substituted Trustee

Substituted Trustee

Martha T. Straussburg WITNESS

Exhibit A

FILED

DEC 3 10 23 AM '84

CHARLES G. KELLER, CLERK

BY: _____